



Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>.

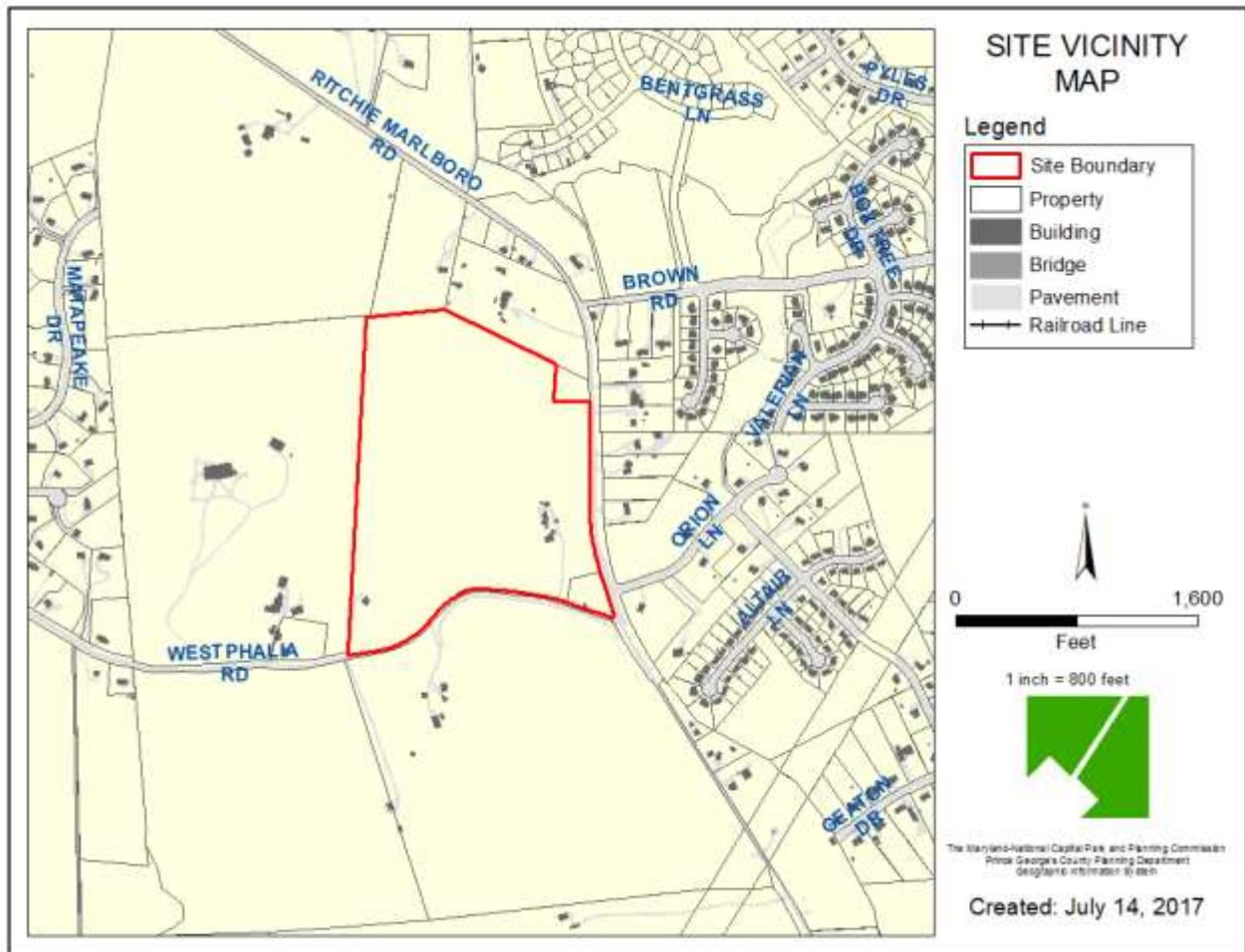
Comprehensive Design Plan

CDP-1701

Application	General Data	
Project Name: The Preserve at Westphalia Location: In the northeast quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road. Applicant/Address: Green Revolution Reality, LLC 1101 Mercantile Lane, Suite 280 Upper Marlboro, MD 20774 Property Owner: Same as applicant	Planning Board Hearing Date:	06/28/18
	Memorandum Date:	06/19/18
	Date Accepted:	03/01/18
	Planning Board Action Limit:	07/19/18
	Plan Acreage:	63.66
	Zone:	R-M/L-A-C
	Dwelling Units:	313
	Gross Floor Area:	TBD
	Planning Area:	78
	Council District:	06
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	204SE10

Purpose of Application	Notice Dates	
Request for continuance of the Planning Board hearing date of June 28, 2018 to July 19, 2018. 188 single-family attached and 125 single-family detached residential units and 1.93 acres of land for commercial use.	Informational Mailing:	10/24/17
	Acceptance Mailing:	02/23/18
	Sign Posting Deadline:	05/29/18

Staff Recommendation		Staff Reviewer: Henry Zhang, AICP, LEED, AP Phone Number: 301-952-4151 E-mail: Henry.Zhang@ppd.mncppc.org	
APPROVAL	APPROVAL OF CONTINUANCE	DISAPPROVAL	DISCUSSION
	X		



June 19, 2018

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Jill Kosack, Acting Supervisor, Urban Design Section, Development Review Division

FROM: Henry Zhang, Master Planner, Urban Design Section, Development Review Division

SUBJECT: Comprehensive Design Plan CDP-1701
The Preserve at Westphalia

In a letter dated June 7, 2018, the applicant's representative, Marva Jo Camp, Esq., requested a continuance of the Planning Board hearing date of June 28, 2018 to July 19, 2018 for the above referenced application. The continuance is necessary to allow additional time to resolve the outstanding issues associated with the application. The applicant has also further waived the 70-day review period to July 19, 2018.

The site was posted on May 29, 2018, pursuant to Section 27-125.03 of the Prince George's County Zoning Ordinance.

RECOMMENDATION

The Urban Design Section recommends that the Planning Board APPROVE the request for continuance, and set the case in for a public hearing on the Planning Board's July 19, 2018 agenda.